

1 WEST VALLEY CITY, UTAH

2  
3 ORDINANCE NO. \_\_\_\_\_

4  
5 Draft Date: 03/29/10 \_\_\_\_\_

6 Date Adopted: \_\_\_\_\_

7 Date Effective: \_\_\_\_\_

8  
9 AN ORDINANCE AMENDING SECTION 7-9-115 OF THE  
10 WEST VALLEY CITY MUNICIPAL CODE TO EXCLUDE  
11 HISTORICALLY DIRT DRIVEWAYS FROM THE  
12 REQUIRMENT TO SURFACE WITH ASPHALT OR  
13 CONCRETE.

14  
15 WHEREAS, there are many houses in West Valley City that were built prior to the  
16 City's incorporation and without a driveway surfaced with asphalt, concrete or even gravel; and

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18 WHEREAS, those driveways are dirt and have historically existed as dirt only  
19 driveways; and

20  
21 WHEREAS, the staff recommends that those historically dirt driveways be exempt from  
22 the requirement to pave with asphalt or concrete; and

23  
24 WHEREAS, the staff recommends that those historically dirt driveways be required to  
25 surface with gravel; and

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27 NOW, THEREFORE, BE IT ORDAINED by the City Council of West Valley City,  
28 Utah, as follows:

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30 Section 1. Repealer. Any other provision of the West Valley City Municipal Code  
31 found to be in conflict with this Ordinance is hereby repealed.

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33 Section 2. Amendment. Section 7-9-115 of Title 7 of the West Valley City  
34 Municipal Code is hereby amended as follows:

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36 7-9-115. SURFACING.

37  
38 (1) All minimum number of off-street parking spaces and maneuvering areas shall be paved  
39 and permanently maintained with asphalt or concrete except:

40 a. Dirt driveways in existence as of April 1, 2010, that have never been hard  
41 surfaced or graveled may be surfaced with gravel.

42 (2) Agricultural and heavy equipment uses will be evaluated as to their impact on City  
43 streets, neighboring properties and the subject property with appropriate dustless  
44 surfacing to be determined by the Zoning Administrator. Access to detached garages,  
45 which provide parking areas in excess of minimum parking stall numbers, shall provide  
46 an appropriate dustless surface provided the minimum front yard driveway is paved with

47 asphalt or cement. A dustless surface can be gravel provided the gravel is a minimum of  
48 four inches deep, contained with durable borders and weed and grass free.

49 (3) All off-street parking areas for single-family dwelling or duplex lots shall meet the  
50 following standards:

- 51 a. All parking and maneuvering areas, in addition to the minimum required, shall be  
52 paved and permanently maintained with a hard surface, or gravel.  
53 b. Whenever gravel is used for parking and maneuvering in a residential zone, the  
54 gravel must be a minimum of four inches deep, compacted, free of grass and  
55 weeds, and contained with durable borders.  
56 c. For the purposes of this Section, a hard surface shall only include concrete,  
57 asphalt, brick pavers and stone pavers.  
58 d. Hard surfaced parking strips with a minimum width of two feet (2') each may be  
59 used for parking and maneuvering areas instead of a solid driveway. Landscaping,  
60 as defined in Section 7-1-103, must be installed and maintained in a healthy  
61 condition between the parking strips. For the purposes of the determining the hard  
62 surface percentage in the front yard for item e below, the landscaped space  
63 between the parking strips shall be included in the hard surface percentage.  
64 e. In order to allow double driveways, and to allow hard-surface access to the rear  
65 yard, up to, but not more than, 40 percent of a front yard may be covered with a  
66 hard surface. Lots with duplexes, twin home lots, cul-de-sac lots, or lots on major  
67 streets needing circular driveways may increase the hard-surface percent to 50  
68 percent.

69 (4) All off-street vehicle parking must occur in an area that meets the requirements of  
70 Subsections 1, 2 and 3 of Section 7-9-115. No parking shall be allowed in landscaped  
71 areas.

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73 **Section 3. Severability.** If any provision of this Ordinance is declared to be invalid  
74 by a court of competent jurisdiction, the remainder shall not be affected thereby.

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76 **Section 4. Effective Date.** This Ordinance shall take effect immediately upon  
77 posting in the manner required by law.

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79 **PASSED and APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

80  
81 WEST VALLEY CITY

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85 \_\_\_\_\_  
86 MAYOR

87 ATTEST:

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91 CITY RECORDER